



Staff Report

RESOLUTION RESCINDING ENACTMENT OF AN ORDINANCE REGARDING A CONCEPTUAL DEVELOPMENT PLAN (CDP) AND REZONE TO ESTABLISH A PLANNED DEVELOPMENT (PD) ZONING DISTRICT, AND TENTATIVE SUBDIVISION MAP FOR A MIXED-USE DEVELOPMENT (COMMERCIAL/RESIDENTIAL) AT 1300 EL CAMINO REAL – APPLICATION NO. 2006-0012

Honorable Chair and Board Members:

Summary/Background

At the April 10, 2007 Redevelopment Agency meeting, the Agency reviewed a proposed three-story mixed-use (commercial/residential) development for the vacant subject site at 1300 El Camino Real. A Planned Development District (PD) Rezoning, establishment of a Conceptual Development Plan (CDP), Tentative Subdivision Map, and Mitigated Negative Declaration was requested for the project.

At the conclusion of the April 10, 2007 meeting, the Agency approved a Resolution adopting the Mitigated Negative Declaration, and an Ordinance regarding the Rezoning, Conceptual Development Plan, and Tentative Subdivision Map. A second reading of the Ordinance was enacted at the May 8, 2007 Redevelopment Agency meeting.

While the request before the Agency on 4/10/07 was appropriate for their approval of the project (and associated environmental assessment), the Agency did not have the authority to take the concluding legislative action (i.e. the Rezoning to Planned Development & establishment of the Conceptual Development Plan) in conjunction with the project. Approval of the attached Resolution rescinding the 5/8/07 Agency action (second reading of the Ordinance) will correct this issue.

City Council consideration of adoption of an Ordinance to Rezone the site to Planned Development, establish a Conceptual Development Plan, and approve a Tentative Subdivision Map for the project will subsequently address the necessary legislative action needed for the project (See Council Agenda Item 2A). No changes to the current project are proposed as part of this action.

The Planning Commission will be required to subsequently review a Conditional Use Permit to establish a Detailed Development Plan (DDP), Design Review, and Grading Plan for the project, predicated upon City Council adoption of the above-described Ordinance.

General Plan/Vision Statement

Not applicable as part of this action. Previously addressed as part of Redevelopment Agency review and approval of the project on April 10, 2007.

Fiscal Impact

None at this time.

Public Contact

1. The agenda was posted as required by the California Government Code. The applicant has received a copy of this report.

Recommendation

Staff recommends the Redevelopment Agency take the following action:

1. Adopt a Resolution Rescinding Agency Enactment of an Ordinance regarding the Conceptual Development Plan (CDP) and Rezoning of 1300 El Camino Real to Planned Development (PD), and the Tentative Subdivision Map for the project.

Attachments

- I. Resolution Rescinding Agency Enactment of an Ordinance regarding the Conceptual Development Plan (CDP) and Rezoning of 1300 El Camino Real to Planned Development (PD), and the Tentative Subdivision Map for the project

Respectfully submitted,

Carlos de Melo
Community Development Director

Jack Crist
Executive Director

Staff Contact:

Carlos de Melo, Community Development Director
(650) 595-7440
cdemelo@belmont.gov

REDEVELOPMENT AGENCY RESOLUTION NO. _____

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BELMONT
RESCINDING ENACTMENT OF AN ORDINANCE ESTABLISHING A PLANNED
DEVELOPMENT ZONE AND ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN
(CDP) AND TENTATIVE SUBDIVISION MAP FOR CONSTRUCTION
OF A MIXED-USE (COMMERCIAL /RESIDENTIAL) BUILDING
AT 1300 EL CAMINO REAL (APPL. NO. 2006-0012)**

WHEREAS, on April 10, 2007, the Redevelopment Agency appropriately reviewed and approved a Mitigated Negative Declaration of Environmental Significance for a proposed mixed-use (commercial/residential) building at 1300 El Camino Real; and,

WHEREAS, the Redevelopment Agency reviewed an Ordinance on April 10, 2007 and May 8, 2007 (First and Second Readings) establishing a Conceptual Development Plan (CDP) and Rezone to a Planned Development (PD) District, and Tentative Subdivision Map for the proposed project; and,

WHEREAS, enactment of an Ordinance establishing a Conceptual Development Plan (CDP) and Rezone to a Planned Development (PD) District, and Tentative Subdivision Map for the proposed development is required to be adopted by the City Council; and,

WHEREAS, a public meeting was duly noticed, held on May 29, 2007, and closed; and,

NOW, THEREFORE BE IT RESOLVED that the Redevelopment Agency of the City of Belmont hereby rescinds enactment of an Ordinance Establishing a Planned Development Zone and Associated Conceptual Development Plan (CDP) and Tentative Subdivision Map for Construction of a Mixed-Use (Commercial /Residential) Building at 1300 El Camino Real.

* * * * *

I hereby certify that the foregoing resolution was duly and regularly passed and adopted by the Redevelopment Agency of the City of Belmont at a regular meeting thereof held on May 29, 2007 by the following vote:

AYES, DIRECTORS: _____

NOES, DIRECTORS: _____

ABSTAIN, DIRECTORS: _____

ABSENT, DIRECTORS: _____

RECUSED, DIRECTORS: _____

Secretary, Redevelopment Agency

APPROVED:

Chair, Redevelopment Agency